

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JUNE 12, 2008

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SDR-27898 - APPLICANT/OWNER: CITY OF LAS VEGAS

**** CONDITIONS ****

STAFF RECOMMENDATION:

APPROVAL, subject to:

Planning and Development

- 1) This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
- 2) All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 04/24/08, except as amended by conditions herein.
- 3) Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.
- 4) All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

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**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Site Development Plan Review for a 472 square-foot Community Recreational Facility at 100 South Rampart Boulevard. This is a proposal to construct a single structure at an existing public golf course, Angel Park. The building is intended for use in with youth golf programming at the facility. It will serve as the office for those programs and provide a small storage area for golf equipment to be utilized with those programs. As this is a minor addition to a large existing golf course facility which will not increase the intensity of the use, or have any negative impact on the subject site or the surrounding area staff is recommending approval of this report.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
03/18/81	The City Council approved a Rezoning (Z-0006-81) to C-V (Civic) for the subject site.
<i>Related Building Permits/Business Licenses</i>	
There are no building permits or business licenses related to this review.	
<i>Pre-Application Meeting</i>	
04/11/08	A pre-application meeting was held, where submittal requirements and elements of this application were discussed.
<i>Neighborhood Meeting</i>	
A neighborhood meeting is not required, nor was one held for this application.	

<i>Field Check</i>	
02/22/08	Staff conducted a site visit that found that the project area is currently in use as a golf course, and the proposed building site is a substantial distance from any adjacent property.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	138.93 Total Parcel (Including regional flood control facilities)
Net Acres	72.42

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Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Golf Course, Drainage Basin, Public Park	PR-OS (Parks/ Recreation/Open Space)	C-V (Civic)
North	ROW (Summerlin Parkway)	ROW (Summerlin Parkway)	ROW (Summerlin Parkway)
South	Mixed-Use	PR-OS (Parks/ Recreation/Open Space) L (Low Density Residential) GC (General Commercial)	C-V (Civic) R-1 (Single Family Residential)/ U (GC) (Undeveloped under Resolution of Intent to C-2 (General Commercial)
East	Multi-Family Residential/ Commercial Center/ Single Family, Detached	M (Medium Density Residential)/ SC (Service Commercial)/ ML (Medium-Low Density Residential)	R-PD16 (Residential Planned Development – 16 Units per Acre) C-1 (Limited Commercial) R-CL (Single Family Compact-Lot)
West	Hotel and Gaming Establishment, Non-restricted, Golf Course	SC (Service Commercial), PR-OS (Parks/ Recreation/Open Space)	P-C (Planned Community), C-V (Civic)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan		X	N/A
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts			
C-V (Civic) District	X		Y
Trails	X		Y
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

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DEVELOPMENT STANDARDS

The C-V District is intended to provide for the continuation of existing public uses and for the development of new schools, libraries, public parks, and public flood control facilities, police, fire, electrical transmission facilities, Water District and other public utility facilities. In addition, the C-V District is intended to provide for other compatible uses, including public and quasi-public uses which are operated or controlled by any recognized religious, fraternal, veteran, civic or service organization.

Pursuant to Title 19.06.010, the development standards for a project in a Civic District shall be established by the C-V District approval and any corresponding Site Development Plan approval under Subchapter 19.18.050. The standards shall be designed to ensure compatibility of the development with existing and planned development in the surrounding area. The proposed landscaping, parking, setbacks, and maximum building heights for this project are acceptable. Any future development will require review for determination of appropriate development standards.

The following development standards are proposed for this C-V (Civic) District:

<i>Standard</i>	<i>Provided</i>
Min. Lot Width	>1000 Feet
Min. Setbacks <ul style="list-style-type: none"> • Front • Side • North • South • Corner • Rear 	> 1000 Feet > 1000 Feet > 1000 Feet N/A N/A
Min. Setback from a Primary Arterial Street	714 Feet
Max. Building Height	14-feet
Trash Enclosure	N/A
Mech. Equipment	N/A

ANALYSIS

This is a request for a Site Development Plan Review for a 472 square-foot Community Recreational Facility at 100 South Rampart Boulevard. This is a proposal to construct a single structure at an existing public golf course, Angel Park. The building is intended for use in with youth golf programming at the facility. It will serve as the office for those programs and provide a small storage area for golf equipment to be utilized with those programs. As this is a minor addition to a large existing golf course facility which will not increase the intensity of the use, or have any negative impact on the subject site or the surrounding area staff is recommending approval of this report.

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The subject site is located within the Southwest Sector Plan of the General Plan, and is designated as PR-OS (Park/Recreation/Open Space). The PR-OS (Parks/Recreation/Open Space) category allows large public parks and recreation areas such as public and private golf courses, trails, easements, drainage ways, detention basins, and any other large areas or permanent open land.

The C-V District is intended to provide for the continuation of existing public uses and for the development of new schools, libraries, public parks, public flood control facilities, police, fire, electrical transmission facilities, Water District and other public utility facilities. In addition, the C-V District is intended to provide for other compatible uses, including public and quasi-public uses which are operated or controlled by any recognized religious, fraternal, veteran, civic or service organization.

Pursuant to Title 19.06.010, the development standards for a project in a C-V (Civic) District shall be established by the C-V (Civic) District approval and any corresponding Site Development Plan Review approval under Subchapter 19.18.050. The standards shall be designed to ensure compatibility of the development with existing and planned development in the surrounding area. The proposed landscaping, parking, setbacks, and maximum building heights for this project are defined as a part of this review. Any future development will require review for determination of appropriate development standards.

- **Site Plan/ Elevations/Floor Plan**

The project site is located very close to the center on an existing 72.42 acre golf course. The project site consists of a 472 square-foot office and storage building. The site plan illustrates a single building with an office and small storage area. There are no proposed additions or deletions to the existing landscaping on the site, with the exception of the removal of a small amount of existing lawn to accommodate the proposed structure.

The proposed Site Development Plan Review is in conformance with the site's General Plan designation and is appropriate for the existing C-V (Civic) zoning district. The proposed Recreational Facility use is compatible with the existing use on the subject sit and neighboring zoning districts, which are commercial and residential uses; therefore, staff is in support of this Site Development Plan Review request.

FINDINGS

In order to approve a Site Development Plan application, per Title 19.18.050 the Planning Commission and/or City Council must affirm the following:

- 1. The proposed development is compatible with adjacent development and development in the area;**

The proposed development as an accessory use to the existing facility approved by the City Council is compatible with adjacent development and development in the area.

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- 2. The proposed development is consistent with the General Plan, this Title, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted city plans, policies and standards;**

The existing C-V (Civic) zoning district allows for the development standards to be set by the zoning action and/or subsequent site development plan review. The site plan shows a compatible, small office and storage area near the center of a 72.42 acre existing golf course. This is consistent with all City of Las Vegas policies and plans and is compatible with the existing facility and the surrounding areas.

- 3. Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;**

Rampart Boulevard, a 100-foot Primary Arterial street, will be the vehicular access point for the development. The proposed use will not increase the intensity of the use of the subject site, nor will it increase the traffic demand on the site. Thus negative impacts should be minimal with regard to adjacent roadways and neighborhood traffic.

- 4. Building and landscape materials are appropriate for the area and for the City;**

The building elevations depict design and materials that provide an acceptable building and are compatible with the surrounding residential, commercial, and recreation developments. The distance and existing landscaping is adequate to screen the site from neighboring properties in this area.

- 5. Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable, or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;**

The proposed building will blend in with the existing structures on the subject site and be harmonious and compatible with other development in the area.

- 6. Appropriate measures are taken to secure and protect the public health, safety and general welfare.**

The proposed plan will not impact public health, safety or welfare since the development will be subject to the International Building Code and City inspections during construction of the building as well as routine business license inspections for any commercial activities.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

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